

GENERAL NOTES
 1. EXTERIOR FINISHES AND LANDSCAPING TO BE CONSISTANT WITH DEVELOPMENT STANDARDS

PROJECT DATA

LOCATION: 6530 Paradise Blvd, NW
 OWNER: Las Ventanas H-3, LLC
 UPC NUMBER: 1010650581070607
 LEGAL DESCRIPTION: TR H-3 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE AT VENTANA RANCH A REPEAT OF TRACT H-4 VENTANA RANCH
 CURRENT ZONING: SU-1 FOR RESTRICTED C-2 USES
 ZONE ATLAS PAGE: B10
 APPLICABLE CODE: 2003 RSC
 CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: B
 LOT AREA: 38,427 S.F. (0.879 AC.)
 TOTAL BUILDING AREA: 4,094 S.F.
 NET LOT AREA: 34,333 S.F.
 PAVED AREA: 25,306 S.F.
 LANDSCAPE AREA: 9,027 S.F.
 1/2 OF NET LOT AREA LANDSCAPED: 26%
 LANDSCAPE TO PAVED AREA RATIO: 36%

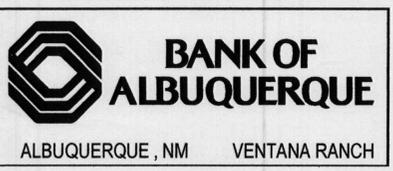
PARKING REQUIREMENTS

BUILDING AREA: 3,987 S.F. @ 1:200 = 20 SP.
 LESS 10% DISCOUNT: 2 SP.
 PARKING REQUIRED AND PROVIDED: = 18 SPACES
 REQUIRED H.C. PARKING: 2 SPACES
 H.C. PARKING PROVIDED: 2 SPACES
 BICYCLE PARKING PROVIDED: 2 SPACES
 MOTORCYCLE PARKING PROVIDED: 1 SPACE

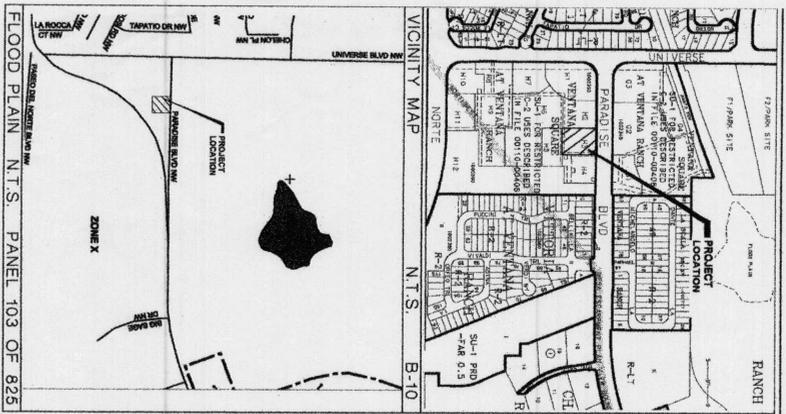
ADMINISTRATIVE AMENDMENT
 FILE # 084417026 PROJECT # A000310
 Revised bank layout.
 APPROVED BY: [Signature] DATE: 4 Apr 2008



SHEET TITLE: ARCHITECTURAL SITE PLAN
 4-2-08
 SHEET: AS-101



ISSUE BLOCK
 PROJECT NO: 00-00-0001
 CHECKED BY: ARCH
 DRAWN BY: ARCH
 STIPULATION FOR REUSE: THIS DRAWING WAS PREPARED FOR THE STATE OF NEW MEXICO AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



Drainage Calculations

Hydrology Calculations
 H-1 - Section 22.2
 Volume 2, January 1983
 Precipitation Zone 22
 100 Year Storm Depth, P (360) 2.2

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.89	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type 'D' (Roof)	0	0.10	0.10
Type 'C' (Unpaved Roadway)	0	0.80	0.80
Type 'B' (Unpaved Area)	0	0.80	0.80
Type 'A' (Developed)	0.87	0.87	0.87
Total (Acres)	0.87	0.87	0.87

Excess Precipitation (in)	Volume (100) of	Volume (10) of	Q (100) cfs	Q (10) cfs
0.44	1398.56	3272.26	831.01	1.12
0.67	891.01	2192.41	1.12	2.50
0.89	0.75	1.87	1.87	1.87

Drainage Narrative

THE SITE FOR THE PROPOSED BANK OF ALBUQUERQUE VENTANA RANCH IS LOCATED NEAR THE INTERSECTION OF PARADISE BOULEVARD AND UNVERSE BLVD IN THE NORTHWEST AREA OF ALBUQUERQUE. THE SITE IS LOCATED IMMEDIATELY EAST OF THE EXISTING LOVA BRIGER SITE AND IS ADJACENT TO PARADISE BOULEVARD. THE SITE HAS BEEN MASS GRADED AND CURRENTLY SLOPES FROM SOUTHWEST TO NORTHEAST. THE MASTER DRAINAGE PLAN FOR THE DEVELOPMENT PROVIDED FOR THE INSTALLATION OF AN AREA DRAIN AT THE NORTHWEST CORNER OF THE PARCEL, WHICH WOULD DO TWO THINGS, FIRST CREATE A WATER HARVESTING AREA FOR LANDSCAPING ADJACENT TO PARADISE, AND SECOND ALLOW A CONTROLLED RELEASE OF THE STORM DRAINAGE RUNOFF FROM THE SITE. THE STORM DRAIN THAT THE AREA INLET WAS INTENDED TO CONNECT INTO WAS NOT CONSTRUCTED. THIS WAS PROPOSED TO PROVIDE SOME MINOR DEPRESSIONS IN THE LANDSCAPED AREAS BUT EXISTING FLOWS WILL FREE DISCHARGE ONTO THE ACCESS DRIVEWAY. THE PLAN SHOWS THE INTENT OF ALBUQUERQUE STORM DRAIN SYSTEM. THE PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN AND DOES NOT ACCEPT OFF-SITE FLOWS.

Legend

5030	EXISTING CONTOUR
5030	NEW CONTOUR
30.11	NEW SPOT ELEVATION
30.11	EXISTING SPOT ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
FL	FLOW LINE
FP	FINISH PAD ELEVATION
→	DIRECTION OF FLOW

Benchmark

PROJECT BENCHMARK
 ALBUQUERQUE SURVEY CONTROL 3 1/4"
 ALUMINUM DISC STAMPED "5-BP 2003"
 NORTHING 1524476.923
 EASTING 1497669.370
 ELEV = 5432.303 NAVD 1988

LOCAL BENCHMARK
 SOUTHWEST CORNER OF PROPERTY
 AN EXISTING MANHOLE RIM
 ELEV = 5425.06

Legal Description

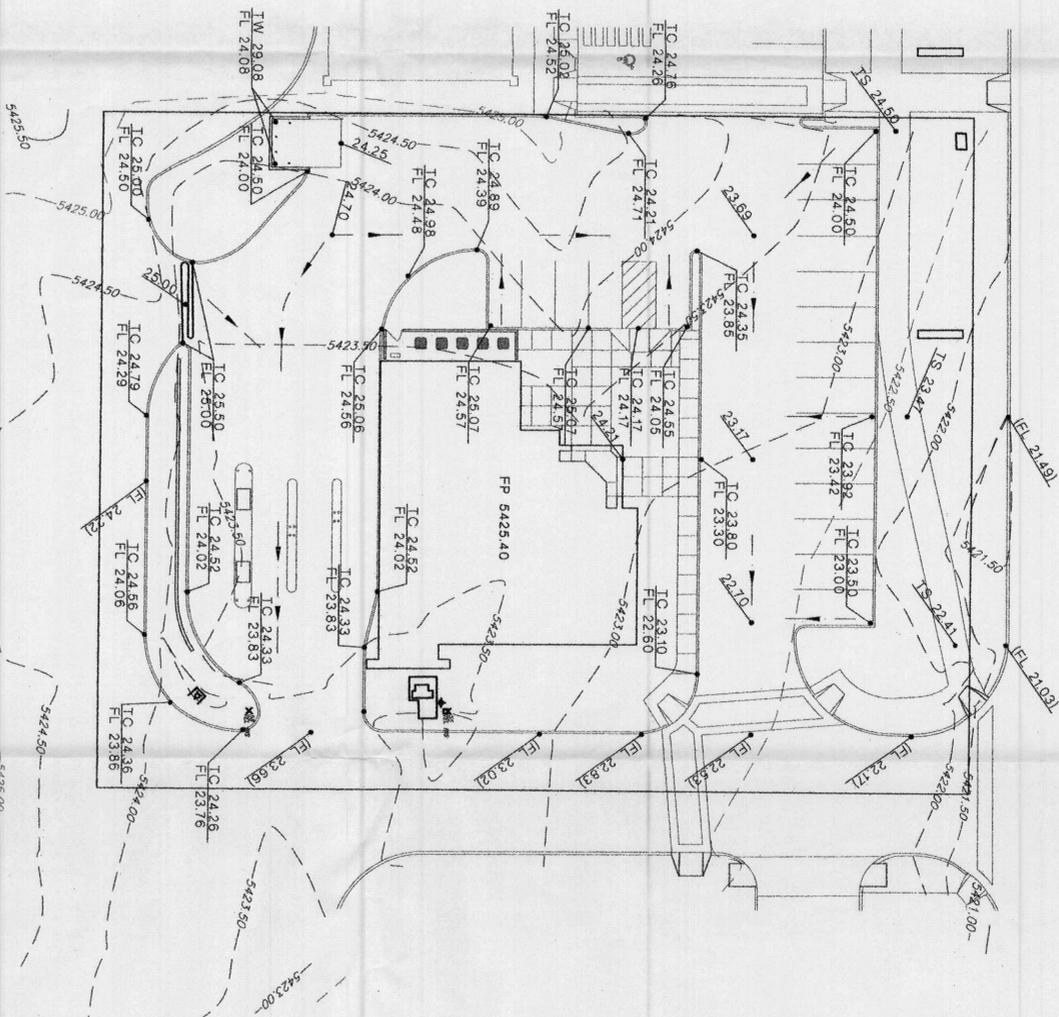
TRACT H-3 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE AT VENTANA RANCH A REPLAT OF TRACT H-4 VENTANA RANCH CONT 8.791 AC

UPC

1010-065-058-107-306-07

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'



Engineer's Statement

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION.

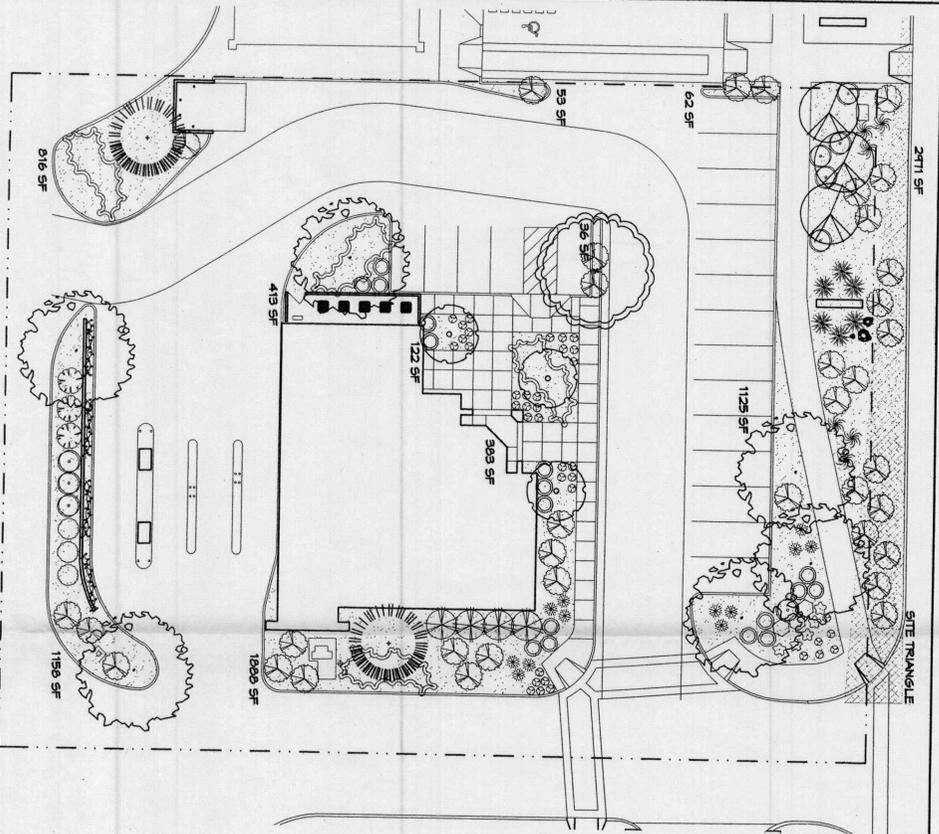
MARTIN J. GARCIA, NMPE #117767

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 ABQ Project Number: 27182



SHEET TITLE:
 GRADING AND DRAINAGE PLAN
 2-20-08
 SHEET:
 C-101



PLANT LEGEND

- TREES, SHADE EVERGREEN AND ORNAMENTAL**
- 1 EASTERN REDBUD (M) 1
Cercis canadensis
2" Cal., 30" H x 30" M
 - 2 AUSTRIAN PINE (M) 2
Pinus spp.
1 1/2" Cal., 20" H x 20" M
 - 3 PRINCE-BLUE PLUM (M) 3
Prunus spp.
1 1/2" Cal., 20" H x 20" M
 - 4 BARKS ROSE (M) 4
Rosa blanda
1" Cal., Climbing to 20'
 - 5 GENTLEFLEX CORYNEASTER (M) 4
Coryneaster
5" Cal., 8" H x 6" M
Symbol indicates 3 plants
 - 6 MONSIEUR JAPONICA HELLINGR (M) 36
Lonicera Japonica Hellingr
1" Cal., 14" H, 3" H x 12" M
Unshaded-groundcover
 - 7 TURKISH BISH (L*) 17
Eriobotrya
1" Cal., 5" H x 4" M
 - 8 POTENTILLA (M) 5
Potentilla
1" Cal., 5" H x 3" M
 - 9 CAMPANT (M) 3
Nepeta musini
1" Cal., 4" H, 1" H x 2" M
 - 10 MILDFLOWER 36
1" Cal., 4" H, size varies
 - 11 APACHE PLUME (L) 3
Fallugia paradoxa
5" Cal., 4" H, 6" H x 7" M
 - 12 BLUE HEST SPREA (M) 12
Carpenteria glandulosa
5" Cal., 4" H, 5" H x 3" M
 - 13 MADONNAROSE (M) 6
Miscanthus sinensis
5" Cal., 25" H, 5" H x 5" M
 - 14 RED YUCCA (L) 6
Hesperaloe parviflora
5" Cal., 4" H, 3" H x 4" M
 - 15 RUSSIAN SAGE (M) 4
Perovskia atriplicifolia
5" Cal., 36" H, 6" H x 6" M
 - 16 FIVE GAL.
RUSSIAN SAGE (M) 4
Perovskia atriplicifolia
5" Cal., 36" H, 6" H x 6" M
 - 17 CHANVIA (L) 3
Chrysothamnus nauseosus
1" Cal., 25" H, 5" H x 5" M
- SHRUBS/ORNAMENTAL GRASSES**
- ONE GAL.**
- GRASS/COVERS**
- VINES**
- HANDSCAPES**
- OVERSEED GRASS**
- BOULDERS**

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All water piping will be in conformance with the City of Albuquerque Code Streets, Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, watering and maintenance of plants shall be the responsibility of the Property Owner. Environmental sound landscaping principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

SANTA FE BROWN GRASS over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

PARADISE BLVD
Required 6
Provided 6

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required 2
Provided 4

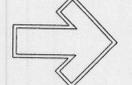
NOTE TO CLIENT:

Should The Hilltop not receive a grading and Drainage plan during the design process or the on-site grades differ from the grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap. In lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

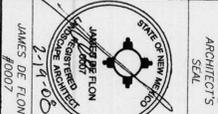
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	39427	square feet
TOTAL BUILDINGS AREA	4074	square feet
NET LOT AREA	34353	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	5149	square feet
TOTAL BED PROVIDED	9027	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	6770	square feet
TOTAL GROUNDCOVER PROVIDED	6827(75.6%)	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	9027 (26%)	square feet

NOTE: THIS LANDSCAPING PLAN HAS BEEN BASED ON THE APPROVED OVERALL MASTER PLAN PREPARED BY THE HILLTOP FOR VENTANA SQUARE, WITH MODIFICATIONS TO PLANT PALETTE AND DENSITY BASED ON CURRENT CITY OF ALBUQUERQUE GUIDELINES.



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BANK OF ALBUQUERQUE
AT VENTANA SQUARE
LANDSCAPE PLAN

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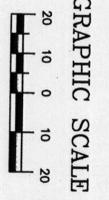


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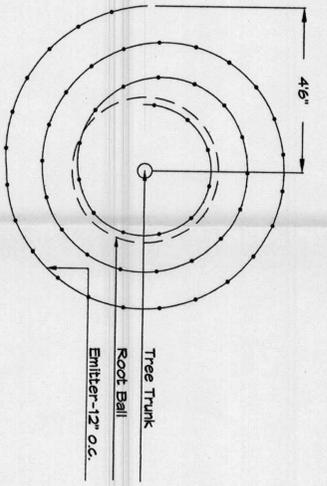
REVISION #

DATE
2-18-08

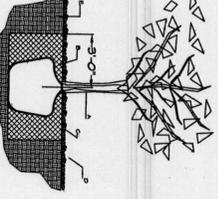
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11 OF 11



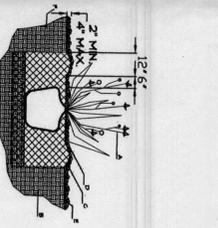
Netafim Spiral Detail



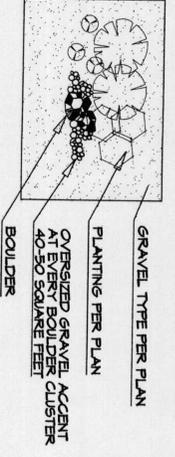
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



GRAVEL ACCENT DETAIL



- GENERAL NOTES:**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTBALL INDICATED LEVEL, AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - BEFORE BACKFILLING TREE ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - BEFORE BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- TREE
 - BACKFILL WITH EXISTING SOIL
 - 3" DEPTH OF GRAVEL MULCH
 - UNDISTURBED SOIL

- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- SHRUB
 - BACKFILL WITH EXISTING SOIL
 - BACKFILL WITH GRAVEL WATER RETENTION BASIN
 - 3" DEPTH OF GRAVEL MULCH
 - FINISH GRADE
 - UNDISTURBED SOIL